

Prepared by and Return to:
Realty Title and Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077
File No. 07080047

3/05/07 11:29:37
BK 552 PG 775
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Ronald Hixson and Yvonne T. Hixson

- Grantor(s)

Ivia R. Malone

- Grantee(s)

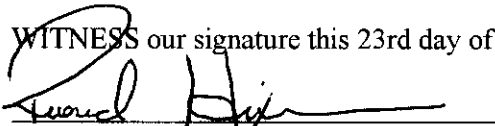
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Ronald Hixson and wife Yvonne T. Hixson do hereby sell, convey and warrant unto Ivia R. Malone, unmarried, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

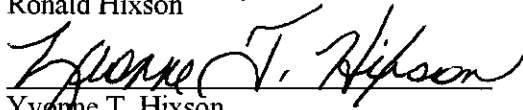
Lot 145, Section B, Belle Point Subdivision, situated in Section 3, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 77, Page 5 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 23rd day of February, 2007.



Ronald Hixson


Yvonne T. Hixson

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of February, 2007, within my jurisdiction, the within named Ronald Hixson, who acknowledged that he/she/they executed the above and foregoing instrument.


My commission expires:


(Notary Public)

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of February, 2007, within my jurisdiction, the within named Yvonne T. Hixson, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:


(Notary Public)

Grantors' Address:

1119 Charstone
Southaven, MS 38671

Grantees' Address:

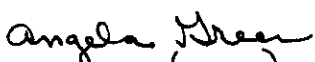
5285 Meadow Pointe Drive
Southaven, MS 38672-6743

H- 901-831-1864

H- 901-859-7357

W- 662-890-7697

W- 901-458-4566


(UPS)